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Quit-claim Deed No. 664/S

Printed and Sold by John C. Clark Co., 1326 Walnut St., Phila.

# This Indenture Made the

12TH day of MARCH

in the year of our

Lord two thousand 18

Between ALEX KRASHENINNIKOW

WILLIAM ERNEST JOHNSON III

Witnesseth; That the said part of the first part, for and in consideration of the sum of \$5,000.00

lawful money of the United States of America, to his well and truly paid by the said part of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents, his remise, release and quit-claim unto the said part of the second part, and to

and assigns forever, ALL

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the Southeast side of Agate Street at the distance of four hundred and sixty four feet eleven inches Southwestward from the Southwest side of Allegheny Avenue in the Twenty-fifth Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Agate Street fourteen feet two inches and extending of that width in length or depth Southeastward between parallel lines at right angles to the said Agate Street forty nine feet to a certain three feet wide alley which extends Southwestward and communicates with a certain other alley three feet wide alley which extends Northwestward into said Agate Street.

BEING NO. 3135 Agate Street.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alleys as and for passageways and watercourses at all times hereafter, forever.

BEING THE SAME PREMISES which Rose Simeone by dated December 18, 2000 and recorded on December 22, 2000 in Philadelphia County, Recorder of Deeds Office in Deed Book and Page #50189109, granted and conveyed unto Alex Krasheninnikow.

**Together** with all and singular the buildings,  
 improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights liberties,  
 privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging,  
 or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof;  
 and all the estate, right, title, interest property, claim and demand whatsoever of them,

the said Grantors, as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot or piece of ground with the buildings  
 and improvements thereon erected, hereditaments  
 and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the  
 said Grantee's, their heirs and assigns, to and for the only proper  
 use and behoof of the said Grantee's, —their heirs and assigns forever.

**And** the said Grantors,

their heirs, executors and administrators do covenant, promise and agree, to and with the said Grantee's,  
 their heirs and assigns, by these presents, that they, the said Grantors,  
 their heirs, all and singular the hereditaments and premises  
 hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee's,  
 their heirs and assigns, against them, the said Grantors, their  
 heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same  
 or any part thereof, by, from or under him, her, them, or any of them, shall and will  
 WARRANT and forever DEFEND.

In Witness Whereof, the parties have hereunto set  
 their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
 IN THE PRESENCE OF US:

(SEAL)

ALEX KRASHENINNIKOW

Commonwealth of Pennsylvania }  
County of } ss:

On this, the 12<sup>th</sup> day of March, 2018, before me, a Notary Public for  
the Commonwealth of Pennsylvania, residing in the  
personally appeared Alex KRASHENINNIKOW PHILA PA 19134  
the undersigned Officer,

known to me (satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

*April Scott Street*  
Notary Public

Commonwealth of Pennsylvania

NOTARIAL SEAL  
April Marie Scott-Street, Notary Public  
City of Philadelphia, Philadelphia County  
My Commission Expires September 22, 2018

CL

DEED

ALEX KRASHENINNIKOW

TO

WILLIAM ERNEST JOHNSON

752-S John C. Clark Col. Phila.

On behalf of the Grantee

The Address of the above-named Grantee  
is 301 Elmwood St Philadelphia  
PA 19144 William Johnson

# PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

DOC. ID

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT — All inquiries may be directed to the following person:

|  |   |
|--|---|
| NAME<br><b>Alex Krashenimikow</b>          | TELEPHONE NUMBER:<br>AREA CODE (267) 528-6900 |
| STREET ADDRESS<br><b>3135 Agate Street</b> | STATE<br><b>PA</b>                            |
|  | ZIP CODE<br><b>19134</b>                      |

|   |  |
|---|--|
| B. TRANSFER DATA<br>GRANTOR (S) / LESSOR (S)<br><b>Alex Krashenimikow</b> | DATE OF ACCEPTANCE OF DOCUMENT:<br>GRANTEE (S) / LESSEE (S)<br><b>William Ernest Johnson III</b> |
| STREET ADDRESS<br><b>3135 Agate Street</b>                                | STREET ADDRESS<br><b>3135 Agate Street</b>   |
| CITY<br><b>Philadelphia</b>   | STATE<br><b>PA</b>   |
| ZIP CODE<br><b>19134</b>  | ZIP CODE<br><b>19134</b>   |

|  |  |
|--|--|
| C. PROPERTY LOCATION<br>STREET ADDRESS<br><b>3135 Agate Street</b> | CITY, TOWNSHIP, BOROUGH<br><b>Philadelphia</b> |
| COUNTY<br><b>Philadelphia</b>                                      | SCHOOL DISTRICT<br><b>Philadelphia</b>         |
|  | TAX PARCEL NUMBER                              |

|   |  |  |
|---|--|--|
| D. VALUATION DATA<br>1. ACTUAL CASH CONSIDERATION<br><b>\$45,000.00</b> | 2. OTHER CONSIDERATION<br>+ <b>0</b>   | 3. TOTAL CONSIDERATION<br><b>\$45,000.00</b> |
| 4. COUNTY ASSESSED VALUE<br><b>\$57,000.00</b>                          | 5. COMMON LEVEL RATIO FACTOR<br>X 1.02 | 6. FAIR MARKET VALUE<br><b>\$57,000.00</b>   |

|   |  |               |
|---|--|---------------|
| E. EXEMPTION DATA<br>1A. PERCENTAGE OF EXEMPTION<br><b>100%</b> | 1B. PERCENTAGE OF INTEREST CONVEYED<br><b>100%</b> | <b>57,570</b> |
|---|--|---------------|

## 2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession \_\_\_\_\_ *(NAME OF DECEDENT)* \_\_\_\_\_ *(ESTATE FILE NUMBER)*
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_.
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_.  
Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- Corrective deed (Attach copy of the prior deed).
- Other (Please explain exemption claimed, if other than listed above.)  
\_\_\_\_\_  
\_\_\_\_\_

*Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.*

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

*William Johnson*DATE  
**3/12/18**